



**ADVISORY PLANNING BOARD
APPROVED MINUTES OF MEETING
Greenbelt Community Center
January 8, 2020
Minutes Prepared by Molly Porter**

I. The meeting was called to order at 7:01 pm

BOARD MEMBERS PRESENT: Syed Shamim, Ben Friedman, Maria Silvia Miller, Keith Chernikoff, James Drake, and Isabelle Gournay

STAFF PRESENT: Molly Porter and Terri Hruby

PRESENTERS: Matthew Tedesco (McNamee Hosea), Kap Kapastin (Quantum Companies), Alex Villegas (Rodgers), Mike Lenhart (Lenhart Traffic Consulting, Inc.)

II. Agenda approved as presented

III. Minutes of December 4, 2019 approved

IV. Beltway Plaza Proposed Redevelopment- Preliminary Plan of Subdivision (PPS)

Mr. Tedesco and Mr. Villegas presented the Board with the Preliminary Plan of Subdivision for the proposed redevelopment of Beltway Plaza. The presentation showed the timeline of the project starting with the Conceptual Site Plan that the City supported with conditions. The applicant outlined the studies that have been completed during this process, including a noise study and a traffic impact study. The presentation also outlined the different exhibits that were created during the PPS process such as, a connectivity network and open space network. The applicant noted that the open space in the project area would be increased from 7 acres to 17 acres.

Mr. Chernikoff asked the applicant whether the multifamily residences would offer opportunities for both home ownership and rental. The applicant responded that the PPS does not dictate housing type, but that there was still commitment to the conditions agreed to by the applicant and the City. Mr. Tedesco also noted that by presenting multifamily units they were attempting to study the worst case scenario as it relates to traffic, noting again that this does not preclude other housing types. Mr. Villegas stated that since the time of the MOU between the City and the applicant, the applicant has been making an effort to attract a diversity of housing types. At that time they had approached 125 developers of a variety of different housing types.

Mr. Friedman asked if a single developer will redevelop the entire property. The applicant responded that at this time no decisions have been made, but because of the different types of housing envisioned it is unlikely a single developer would be used.

Mr. Drake asked the applicant to walk the Board through the development and point out the existing buildings to better understand how the development is laid out. The Board then discussed parking spaces and structures. The applicant responded that the existing parking garage will be rebuilt to allow for a taller structure. The applicant also noted that parking studies will be conducted at the time of the DSPs to determine the number of parking spaces that will be needed to serve the residential and commercial uses. Mr. Shamim also raised that there should be details provided to determine the existing and current parking

spaces assigned to the various tenants. He noted that a better understanding of the existing scenario would be helpful in evaluating the overall project at a later stage. The Applicant did note that the redevelopment will include additional parking spaces to accommodate the proposed buildings. There was also discussion about the pad sites and whether they should be retained. The applicant stated that they are valuable and that they have the ability to change in the future.

The Board and Applicant then discussed recreation and the need for recreation in Greenbelt West. The Applicant discussed their proposal of dedicating 20,000 SF of interior space to the City for recreation needs.

Ms. Gournay inquired about the residential building proposed for the corner of Cherrywood Lane and Greenbelt Road stating that it is a noisy and busy intersection. Board members also asked about the height of the buildings. The Applicant responded that this will be determined at the time of DSP, but at this time it is likely the buildings will be 5 to 6 stories tall. The Board also asked about the hotel that is now proposed for the site. The applicant responded that they anticipate that the hotel will be about 150 rooms and it is now shown on the plan because they were approached by a hotel developer.

The Board did not have any remaining questions and agreed that at the next meeting, January 15, the Board would further discuss the project and begin to draft a report to Council with their recommendation.

V. New Business

No new business was discussed.

VI. The meeting was adjourned at 8:05 pm.